



# BENSALEM TOWNSHIP

Building and Planning Department  
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Zoning Hearing Board  
Monthly Meeting  
August 5, 2021  
Bensalem Township Building  
7:00 pm

## LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes –July 7, 2021
4. **Hearing for Ari and Amy Karpf** **Appeal #2021-2642**  
Location: 308 Palton Rd  
Tax Parcel: 02-099-019  
Request: Variance for shed to be less than 5 feet from property line and less than 10 feet from house  
[View Plans](#)
5. **Hearing for Jeanne DeVirgiliis and Kenneth Griffin** **Appeal #2021-2817**  
Location: 5738 Arcadia Ct  
Tax Parcel: 02-049-218  
Request: Variance for front yard setback and placement of shed not behind rear wall of dwelling.  
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6. **Continued hearing for Nina M. Shah** **Appeal #2021-1870**  
Location: 2866 Wine Ave  
Tax Parcel: 02-039-086  
Request: Variance for lot size less than 7500 sq ft to construct single family dwelling.  
Attorney: Kenneth D. Federman, Esquire  
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7. **Continued hearing for Mount Corporation** **Appeal #2021-2166**  
Location: 1455 Wells Dr/1388 Bridgewater Rd  
Tax Parcel: 02-070-007-001  
Request: Variances for impervious coverage and disturbance in steep slope to construct a new warehouse.  
Attorney: Allen Toadvine, Esquire – Begley, Carlin & Mandio, LLP  
Representative: Justin M. Mocerri, P.E.  
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8. **Continued hearing for EDA Contractors** **Appeal #2021-2371**  
Location: 633 Dunksferry Rd, Unit A  
Tax Parcel: 02-075-081  
Request: Variance for building coverage ratio to exceed 25% to construct an addition and a front yard variance for the existing building.  
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP  
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9. **Hearing for Bill Flannery Automotive, Inc.** **Appeal #2021-2833**  
Location: 1430 Wells Dr  
Tax Parcel: 02-070-007-010  
Request: Variance for side yard setback to place a generator on property.  
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP  
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10. **Hearing for Presto Tape - Attn: Tom Godonis, VP & General Manager** **Appeal #2021-2836**  
Location: 1626 Bridgewater Rd/1765 Winchester Rd  
Tax Parcel: 02-045-022 & 02-045-021  
Request: Variance for impervious surface and other variances relating to existing nonconformities due to existing conditions to construct an addition.  
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP  
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11. **Hearing for Nazif Rahmani** **Appeal #2021-2811**  
Location: 1350 Street Rd  
Tax Parcel: 02-071-011  
Request: Special exception to erect a led sign on premises.  
Attorney: Christopher H. Steward, Esquire – Wood and Floge  
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12. **Hearing for Tom Rado LLC** **Appeal #2021-2875**  
Location: 2025 State Rd  
Tax Parcel: 02-064-058  
Request: Use variance to allow a water proofing business to operate from property.  
Attorney: Bryce H. McGuigan, Esquire – Begley, Carlin & Mandio, LLP  
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13. Correspondence
14. Adjournment

*Prepared by: Iva*

*Posted: 7/27/2021*

*Advertised: 7/23/2021 & 7/29/2021*